178.0	0006	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,155,300	/	1,155,300
USE VALUE:	1,155,300	/	1,155,300
ASSESSED:	1,155,300	/	1,155,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINCOLN STEPHEN & LISA
Owner 2:	
Owner 3:	
Street 1:	10 DAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARR GREGORY H & -
Owner 2:	HOLT-CARR JESSICA M -
Street 1:	10 DAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 3018 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6028.000	734,700		420,600	1,155,300
Total Card	0.138	734,700		420,600	1,155,300
Total Parcel	0.138	734,700		420,600	1,155,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.80 /Parcel: 382.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

120844

GIS Ref

GIS Ref

Insp Date

11/14/16

!14012!

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0006-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	734,700	0	6,028.	420,600	1,155,300		Year end	12/23/2021
2021	101	FV	712,800	0	6,028.	420,600	1,133,400		Year End Roll	12/10/2020
2020	101	FV	712,800	0	6,028.	420,600	1,133,400	1,133,400	Year End Roll	12/18/2019
2019	101	FV	531,800	0	6,028.	420,600	952,400	952,400	Year End Roll	1/3/2019
2018	101	FV	573,600	0	6,028.	354,500	928,100	928,100	Year End Roll	12/20/2017
2017	101	FV	573,600	0	6,028.	324,500	898,100	898,100	Year End Roll	1/3/2017
2016	101	FV	573,600	0	6,028.	276,400	850,000	850,000	Year End	1/4/2016
2015	101	FV	507,400	0	6,028.	240,300	747,700	747,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:10:17

LAST REV

Date	Time
05/30/18	14:39:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR GREGORY H	1503-74		1/23/2017		985,000	No	No		
GERVAIS MICHAEL	1449-7		2/12/2014		844,000	No	No		
TARULLO RUTH/TR	1438-107		7/23/2013	Change>Sale	405,000	No	No		
TARULLO RUTH	1331-24		12/19/2006	Family	1	No	No		
	623-64		1/26/1999	Convenience		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2015	239	Redo Bas	25,000					Remodel existing b
7/29/2013	1134	Addition	240,000	C				
7/23/2013	1114	Manual	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2016	Measured	DGM	D Mann
5/26/2015	Permit Insp	PC	PHIL C
4/25/2014	Measured	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
2/25/2014	Info Fm Prmt	EMK	Ellen K
4/4/2009	Missed Appt.	189	PATRIOT
12/5/2008	Info At Door	336	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6028		Sq. Ft.	Site		0	70.	1.00	7									420,589						420,600	

Total AC/HA:	0.13838	Total SF/SM:	6028	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,589	Spl Credit		Total:	420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09987140
Const Adj.:	0.99989998
Adj $ / SQ:	142.969
Other Features:	116558
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	770129
Depreciation:	35426
Depreciated Total:	734703

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

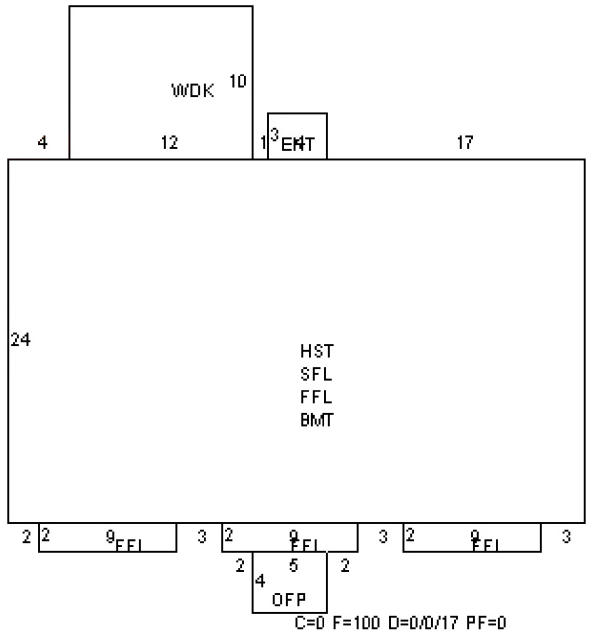
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	208.73
Special Features:	0	Val/Su Net:	216.22
Final Total:	734700	Val/Su SzAd	314.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	142.970	138,108
BMT	Basement	912	81.490	74,321
SFL	Second Floor	912	142.970	130,388
HST	Half Story	456	142.970	65,194
WDK	Deck	120	14.330	1,720
OFP	Open Porch	20	44.000	880
ENT	ENTRY	12	26.400	317

Net Sketched Area:	3,398	Total:	410,928
Size Ad	2334	Gross Area	3854	FinArea	3018
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6x8	G	GD	2015	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

178.0-0006-0009.A

IMAGE

AssessPro Patriot Properties, Inc